

February 18, 1997

**MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL**

**OPENING CEREMONIES**

**1. CALL TO ORDER**

The Torrance City Council convened in a regular meeting on Tuesday, February 18, 1997, at 5:30 P.M., in the Council Chambers of Torrance City Hall.

**ROLL CALL**

Present: Council members Cribbs, Lee, \*Messerlian, Nakano, Walker and Mayor Hardison.  
(\*Departed at 6:40 P.M. and returned at 8:09 P.M.)

Absent: Council member O'Donnell.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers and Staff representatives.

**Considered out of order. . .**

**20. EXECUTIVE SESSION**

Mayor Hardison read the following into the record:

"The Council will now recess to closed session to confer with the City's Negotiator, the City Attorney, and the City Manager to consider the matters on the Agenda listed under Items 20 a. 1) "Public Employee Performance Evaluation, City Manager"; Item 20 a. 2) "Public Employee Performance Evaluation, City Attorney"; Item 20 a.3) "Conference with Labor Negotiator."

A closed session on these matters is authorized by California Government Code Sections 54957 and 54957.6.

\*\*\*

At 5:32 P.M., Council immediately recessed to commence a closed Executive Session, returning to Council Chambers at 7:13 P.M.

\*\*\*

**2. FLAG SALUTE/INVOCATION**

The Flag salute was led by Torrance Police Explorers.

Dr. Natalie Houghtby-Haddon, First United Methodist Church, led the invocation for the meeting and extended an invitation to the members of the community to partake

City Council  
February 18, 1997

in the Church's 75th Anniversary celebration events which will be occurring throughout the year.

**3. MOTION RE POSTING OF AGENDA/FURTHER READING**

**MOTION:** Councilman Lee moved to accept and file the report of the City Clerk on the posting of the Agenda for this meeting. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison (Councilman Messerlian had not yet arrived; absent Councilwoman O'Donnell).

**MOTION:** Councilman Lee moved that after the City Clerk has read number and title to any Resolution or Ordinance on the Agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Council member the right to demand the reading of any such Resolution or Ordinance in regular order. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison (Councilman Messerlian had not yet arrived; absent Councilwoman O'Donnell).

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Transportation Committee

Monday, February 24, 1997, 5:30 P.M.

Third Floor Assembly Room

Subject: Artesia Boulevard Relinquishment Update

Finance and Governmental Operations Committee

Wednesday, March 5, 1997, 5:30 P.M.

Council Chambers

Subject: Mid-Year Budget Review

**6. COMMUNITY MATTERS**

**6a. 16th Annual South Bay Police Regional Explorer Competition**

Highlighting the various functions and activities of the Police Explorers program, Sergeant Dexter Nelms explained that the Torrance Police Explorers group operates under the Boy Scouts of America guidelines; provided information concerning the various annual competition events (seven) in which the South Bay Police Explorer groups compete. Sergeant Nelms advised that out of 10 separate South Bay Police Explorer groups, the Torrance Police Explorers won first place in the competition for the second consecutive year. Sergeant Nelms individually recognized and congratulated each of the Torrance Police Explorers who participated in the competition; and pointed out that Ms. Joelle Anderson, Torrance Police Explorer, is the first recipient of the *Police Explorer of the Year* award.

Police Chief De Ladurantey highlighted the many hours of community services which are provided by the members of the Police Explorer Scouts.

(\*Agenda Item No. 6c was considered out of order.)

**6c. PROCLAMATION** commending and congratulating the “40th Infantry Division (Mechanized) of the California Army National Guard” in celebration of its 80th anniversary.

So proclaimed by Mayor Hardison and accepted with appreciation by Major Ronald J. Campbell from the California Army National Guard Headquarters.

Major Campbell, on behalf of General Zisk, presented to each of the Council members an honorary membership in the California/United States National Guard, 40th Infantry Division; and awarded the City and City Council a *Certificate of Appreciation* from the 40th Infantry Division in appreciation of the City’s and City Councils’ historical support of the armed forces.

(\*Returned to regular Agenda order.)

**6b. LEADERSHIP TORRANCE, CLASS OF 1996 -- COMMUNITY PROJECTS**

Mentioning that Leadership Torrance is a community-based program of the Torrance Area Chamber of Commerce, Ms. Janet Payne, Director of Leadership Torrance 1996, provided background information concerning the expanding activities of the leadership program.

Mr. Jerry Say, Director of Leadership Torrance 1997, commented on the findings and recommendations of the group’s Economic Development Project -- “Streamlining the City Permit Process”; and thanked Mr. Brian Sunshine, Office of Economic Development staff, Water Department Division Engineer Nazir Qureshi and all others for their assistance with this program.

On behalf of the City and Council, Mayor Hardison thanked all of those who participate in the worthwhile Leadership Torrance program.

**6c.** Previously considered; see above.

**7. CONSENT CALENDAR**

**7a. APPROVAL OF MINUTES -- JANUARY 28, 1997**

**7b. KEN MILLER RECREATION CENTER RENOVATION**

**RECOMMENDATION**

It is the recommendation of the Director of General Services that the City Council accept the completion of the renovation of the Ken Miller Recreation Center and release retention payment to Parsons Construction Co.

**MOTION:** Councilman Lee moved to approve Consent Calendar Item Nos. 7 a and b. The motion was seconded by Councilwoman Cribbs, and roll call vote reflected unanimous approval of those present (Councilman Messerlian had not yet arrived; absent Councilwoman O'Donnell).

**13. ADMINISTRATIVE MATTERS**

**13a. C/L/T PIC -- Harbor Area Employment Training Services**

City Council  
February 18, 1997

### **RECOMMENDATION**

The Carson, Lomita and Torrance Private Industry Council (C/L/T PIC), the Policy Board, and the Personnel Director recommend that 1) the City of Torrance, as Administrative entity for the C/L/T PIC, submit an RFP to the City of Los Angeles to provide employment and training services for the Harbor area and, 2) the Mayor and City Council authorize the Mayor of Torrance to sign all documents pertaining to the submittal.

City Manager Jackson explained that his reluctant concurrence with this recommendation is primarily due to the extension of operations beyond the three-agency area; that because there is a close deadline for submittal of this proposal, his concerns are not sufficient enough to deny moving ahead with the project at this point in time; and stated that he anticipates addressing these concerns during the next couple of months.

**MOTION:** Councilman Walker moved to concur with the recommendation. The motion was seconded by Councilwoman Cribbs, and roll call vote reflected unanimous approval of those present (Councilman Messerlian had not yet arrived; absent Councilwoman O'Donnell).

### **13b. Local Law Enforcement Block Grant**

#### **RECOMMENDATION**

The Chief of Police recommends that City Council authorize the City Manager to accept a Bureau of Justice Assistance (BJA) Local law Enforcement Block Grant in the amount of \$179,755 pursuant to certain conditions, including the appointment of a local advisory board.

Police Chief De Ladurantey explained that the Bureau of Justice Assistance has requested that the City provide, as soon as possible, a letter expressing its interest in reserving BJA Local Law Enforcement Block Grant funds; and stated that more information will be provided to the Council in the near future with regard to this Grant program.

Per Mayor Hardison's inquiry with respect to appointing a committee or board, Police Chief De Ladurantey advised that optional recommendations will be forwarded to Council for consideration.

Councilman Walker expressed his preference that the individuals who serve on this committee/board be appointed by the Council; that the meetings be limited to a time certain; and that a timetable be established for the completion of committee/board activities.

**MOTION:** Councilman Walker moved to concur with the recommendation. The motion was seconded by Councilman Lee, and roll call reflected unanimous approval of those present (Councilman Messerlian had not yet arrived; absent Councilwoman O'Donnell).

**14. HEARINGS**

**14a. EAS 96-0012: THE TORRANCE COMPANY  
(Del Amo Fashion Center Expansion)**

Mayor Hardison noted that this was the time and place for a public hearing on City Council consideration of an Appeal of an Environmental Review Board decision to issue a Negative Declaration regarding the environmental issues related to the proposed expansion of the Del Amo Fashion Center.

**RECOMMENDATION**

The Environmental Review Board and the Planning Department recommend that the City Council deny the Appeal of an Environmental Review Board decision on environmental matters related to the proposed expansion of the Del Amo Fashion Center, and, pursuant to the provisions of the California Environmental Quality Act, find that based on the Initial Study and any comments received from the public and given the mitigation measures incorporated into the project, there is no substantial evidence that the proposed expansion will have a significant effect on the environment beyond the impacts previously assessed in the 1992 General Plan Environmental Impact Report, (SCH No. 9001030318), and approve a Negative Declaration.

Senior Principal Planner Gibson provided a presentation concerning the specifics of the proposed request, explaining that the issue before Council this evening is limited to the potential of environmental impacts of the project and the appropriate determination under the California Environmental Quality Act. Mr. Gibson explained that, following the first Environmental Review Board meeting, Staff modified its initial assessment; that Staff is of the opinion that the initial study, as it has been revised and modified, shows that no significant impacts will be created as a result of the project; that Staff believes the analysis conducted is complete and accurate; that all notice requirements have been met; and that the project in its entirety has not triggered a requirement for an Environmental Impact Report (EIR).

Senior Principal Planner Gibson, per Mayor Hardison's questions, provided clarification with respect to how the 1992 EIR, General Plan modifications, relates to this proposed project under consideration this evening, pointing out that the aspects of the project under consideration fall within the proposed growth of what has been envisioned within the General Plan and future development; and that the 1992 EIR did include an additional one-million square feet of Mall property.

Audience input was invited, and the following individuals spoke to City Council:

Mr. Jack Perry, President of the Madrona Homeowners Association, advised that because of the concerns expressed by the Association members and other residents affected by the proposed project, the Association filed an Appeal to the Negative

City Council  
February 18, 1997

Declaration approved by the Environmental Review Board on January 15; and stated that the Association's comments and concerns have been relayed, in writing, to City Council, the Planning Commission, Planning Department and the City Clerk's Office. Mr. Perry explained that the Association is of the opinion that substantial evidence exists that there are impacts which have not been adequately addressed in the Negative Declaration; and that, therefore, the Association recommends that a full EIR be prepared. Mr. Perry highlighted some of the Association's documented opinions and concerns, noting that the Association believes that the current Negative Declaration is inappropriate due to the fact that Hawthorne Boulevard is a State highway, making Caltrans the responsible agency.

Mr. Tom Buzbee, member of the Madrona Homeowners Association, advised that his property is approximately 900 feet from the edge of the proposed project; and questioned whether Staff followed proper protocol with respect to modifying the initial study, stating that he had not been notified by the City that the study had been amended. Mr. Buzbee commented on the cumulative impact to air quality, noting that the air quality analysis failed to take into consideration the full number of theater seats (approximately 4,000) and air quality impacts that are generated by activities in parking lots/structures; and stated that traffic impacts (noise and air quality) were miscalculated, pointing out an underassessment in the number of theater seats. Mr. Buzbee stated that the study incorrectly reflects that there are no current and existing parking problems at the Mall; and, for the record, Mr. Buzbee submitted photographs, taken on Saturday afternoon, February 8, which depict parking gridlock in the vicinity of the existing Mann Theatres -- stating a necessity exists for a localized parking study for each area of the Mall. Highlighting the fact that Hawthorne Boulevard is a State highway, Mr. Buzbee stated that as far as he is aware, the City has not properly forwarded pertinent materials to State agencies.

(At this time, 8:09 P.M., Councilman Messerlian entered Council Chambers.)

Ms. Angela Mara, Torrance High School student, requested clarification with regard to the location of the proposed project; and suggested that improvements be made to the existing theater facilities rather than expanding the theaters.

Mr. Robert Gilmartin, real estate representative for Federated Department Stores (owner of Macy's), Cincinnati, Ohio, questioned how a project of this size can become the beneficiary of a Negative Declaration; advised that the Applicant for this project has been in communication with the Federated Department Store owners; that Federated has expressed to the Applicant its opposition to the proposed project for the following reasons: 1) that part of the new structures are proposed to be constructed on property that is owned by Federated Department Stores, not the Applicant; and 2) that there are a number of discrepancies in the project as it relates to the documentation which has been received.

In response to Councilman Lee's inquiry, Mr. Gilmartin commented on the current negotiations to sell the former Broadway building.

Mr. Chris Funk, legal representative for Federated Department Stores, commended Staff for its thorough report of this issue; provided input concerning the environmental assessment process which has been utilized in this matter, stating that at the time of the January 15 Environmental Review Board meeting, documentation should

City Council  
February 18, 1997

have been available to everyone which reflected whether all issues concerning this matter are covered in the 1992 EIR; stated that it is his opinion that the public and City Council have not been given an appropriate amount of time to review all necessary documentation; and suggested that more time be given to sufficiently review in greater detail all available documentation and comparisons with respect to the 1992 EIR and the supplemental reports.

Addressing the existence of vacant stores in the Mall, Mr. Gary Reman, Torrance, questioned the necessity for additional shopping center development; and recommended that instead of needlessly expanding the Mall property, that improvements be made to the existing facilities.

Mr. Louis Surber, Torrance, addressed his concerns with respect to negative impacts upon nearby residential parking areas as a result of parking gridlock at the Mall; and stated that he believes expansion of the Mall will necessitate additional security services.

It was moved by Councilman Walker that the hearing be closed. Councilman Lee seconded the motion, and roll call vote reflected unanimous approval of those present, with the exception of Councilman Messerlian, who abstained (absent Councilwoman O'Donnell).

Because he was not present for a substantial part of this evening's hearing, Councilman Messerlian abstained from consideration of this issue.

\*

A recess was ordered by Mayor Hardison at 8:27 P.M., and Council reconvened at 8:45 P.M.

\*

Senior Principal Planner Gibson responded to the comments and concerns which were put forth this evening; explained that the City procured outside professional services for its traffic and air quality studies and analyses -- consultants who utilized recognized and approved rates and standards in the field; and confirmed that Staff concurs with the accuracy of the trip generation rates. Mr. Gibson advised that the previous EIR had been forwarded to and reviewed by Caltrans; that these same intersection improvements being proposed this evening were part of the previous EIR; and that Staff believes the standardized shopping center parking variances are sufficient for this Mall, based on solid and professional facts presented. Mr. Gibson explained that the City provided additional notification for what is required for public review, stating that notice of Negative Declaration was available to the public 20 days prior to this hearing. Mr. Gibson advised that independent counsel has reviewed the evaluation and provided its opinion that the evaluation is usable and solid.

Concurring with Mr. Gibson's comments, City Attorney Fellows explained that in weighing the evidentiary foundation that the City Staff and the City's professional consultants have supplied against the evidentiary foundation which has been supplied by the residents, there exists no objective basis to conclude that an EIR needs to be undertaken.

Mayor Hardison briefly addressed what she perceived to be planning issues versus environmental issues.

**MOTION:** Councilman Walker moved to concur with Staff's recommendation to deny the appeal and to approve a Negative Declaration. The motion was seconded by Councilman Lee. (\*This motion ultimately passed; see below.)

Explaining his concurrence with Staff's recommendation, Councilman Lee noted that further consideration of this project will be undertaken in the planning stage and that conditions may be imposed with regard to valid concerns (smog, lighting, speed limits, etc.), pointing out that this evening's consideration of the proposed project is just one phase of the entire process.

\*Roll call vote on the above-mentioned motion reflected unanimous approval of those present, with the exception of Councilman Messerlian, who abstained (absent Councilwoman O'Donnell).

\*

At 8:59 P.M., Redevelopment Agency business was conducted, concluding at 9:00 P.M. The Agency adjourned and consideration of regular City Council business resumed.

**18. ADDENDUM MATTERS**  
None.

**19. ORAL COMMUNICATIONS**

**19a.** Per Councilwoman Cribbs' request, City Manager Jackson advised that individuals who wish to volunteer in the Budget Community Roundtable discussions may contact the City Manager's Office at 618-5880.



**19b.** Thanking everyone for their past support, Councilman Nakano announced that he will serve another two years as the delegate to the Southern California Association of Governments, representing District 39 (Torrance, Gardena and Lomita).

**19c.** Councilman Nakano mentioned that tickets are available for the Torrance Symphony Association's *Hollywood's Secret Singing Stars* event on Saturday, March 8, 1997, at the James Armstrong Theatre.

**20. EXECUTIVE SESSION**

Previously considered; see page no. 1.

City Attorney Fellows advised that by a unanimous City Council vote (absent Councilwoman O'Donnell), a proposed settlement has been reached with respect to the grievance concerning contract interpretation of the Torrance Police Officers Association.

**21. ADJOURNMENT**

At 9:05 P.M., this meeting of the City Council was formally adjourned to February 25, 1997, 6:00 P.M.